

Town Board Holds Public Hearing on Route 25A Mount Sinai to Wading River Land Use Plan and Generic Environmental Impact Statement

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Plan spearheaded by Councilwoman Bonner includes extensive public input



Map shows the 10.5 mile length of NYS Route 25A from Mt Sinai to the Riverhead town line in Wading River that is covered in the Route 25A Mount Sinai to Wading River Land Use Plan

Farmingville, NY - At the July 17 Town Board Meeting, the Town Board held a public hearing on the Route 25A Mount Sinai to Wading River Land Use Plan and the associated Generic Environmental Impact Statement (GEIS). The plan, which was spearheaded by Councilwoman Jane Bonner and initiated in the fall of 2009, covers a 10.5 mile stretch of Route 25A through the hamlets of Mount Sinai, Miller Place, Sound Beach, Rocky Point, Shoreham and Wading River to the Riverhead town line. Its development included extensive community participation in seven Community Planning Forums held from January through April of 2010. More than 300 residents, civic leaders and stakeholders participated in the visioning sessions.

The community's overriding concern was to preserve the current high quality of life enjoyed by corridor residents. Key findings in the Final Visioning Report included preserving community character of the area, preventing future suburban sprawl, limiting "big box" retail, improving both the safety and appearance of Route 25A, and revitalizing local businesses and Main Streets along the corridor.

The Route 25A Mount Sinai to Wading River Land Use Plan's major features include the creation of three new overlay Districts:

- **Route 25A Hamlet Center Overlay District:** Future retail expansion would be directed to existing commercial centers, thereby limiting retail sprawl in the areas between centers. A mix of retail and residential uses would help support local businesses and revitalize the centers. Any future "Big Box" stores would be limited to between 60,000 - 75,000 sf, with a strong preference to the lower end of this range.
- **Route 25A Transition Area Overlay District:** The areas between existing centers would continue to accommodate residential uses, and provide non-retail commercial and business uses and services to residents of the corridor.
- **Planned Conservation District:** Existing agricultural uses, open space, scenic vistas and recreational resources would be preserved through mandated tight clustering thereby preserving 70% of this open space for future generations. Additional uses permitted by special permit

include solar farms.

Another key feature of the Route 25A Mount Sinai to Wading River Land Use Plan includes rezoning downtown Rocky Point from J-2 (Neighborhood Business) to J-6 (Main Street Business). This will address deficiencies with the design of the existing J-2 zoning and stimulate Main Street redevelopment in the district. The rezoning will allow for frontages close to the street to enhance pedestrian comfort and walkability, and will permit increased floor to area (FAR) ratios compared with the J-Business-2 District. This would preserve and enhance the quality of life along the North Shore, encourage locally owned businesses and promote modest future growth while at the same time preserve our rural character

Councilwoman Jane Bonner said, "The Route 25A Draft Land Use Plan is a testament to the cooperative efforts between the Town and residents, business owners and civic leaders who shared what they wanted the plan to accomplish in each of their respective communities. It's unique in that it will preserve and enhance the quality of life along the North Shore, encourage locally owned businesses and modest future growth while at the same time preserve our rural character. Thanks to all those who worked so hard to bring this plan to fruition, especially the Citizen Advisory Committee and our Department of Planning, Environment and Land Management."

Supervisor Mark Lesko said, "This plan achieves two goals that are very important to the future of our Town: the reversal of chaotic retail sprawl and redevelopment of existing commercial centers. I commend Councilwoman Bonner for her commitment to this plan and thank all those who contributed their time and talent to bring it to fruition."

The Route 25A Mount Sinai to Wading River Land Use Plan and Generic Environmental Impact Statement (GEIS) are available on the Town website at www.brookhaven.org.

Division of Public Information * Office of the Supervisor

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